

MINUTES OF THE  
CONFERENCE AND SPECIAL MEETINGS

May 16, 2023

The Livingston Planning Board met for a Conference Meeting at 7:30 P.M. in the Conference Room of the Municipal and Police Building, 357 S. Livingston Avenue, with a Special Meeting scheduled to follow in Chambers. Notices of both Meetings was published as required by Law and posted on the Municipal and Police Building as required by law.

**Conference Meeting**

At 7:30 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

|          |  |         |              |
|----------|--|---------|--------------|
| Present: | Rudy Fernandez, Chairman               | Absent: | Rosy Bagolie |
|          | Steven Santola, Vice Chairman          |         |              |
|          | Richard Dinar                          |         |              |
|          | Ann Cucci                              |         |              |
|          | Peter Klein                            |         |              |
|          | Barry Lewis                            |         |              |
|          | Samuel Ratner                          |         |              |
|          | Michael Rieber                         |         |              |
|          | Jill Wishnew *                         |         |              |
|          | Jackie Coombs-Hollis, Secretary        |         |              |
|          | Catherine Maddrey, Asst. Secretary     |         |              |
|          | Richard Vallario, Board Attorney       |         |              |
|          | Rocco Marucci, Asst. Township Engineer |         |              |

\* Joined the Meeting at 7:32 P.M.

1. Minutes. The Minutes of May 2, 2023 were accepted as presented.

Adjournment The Conference Meeting adjourned at 7:34 P.M.

**Special Meeting Agenda**

At 7:37 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

|          |                               |         |                |
|----------|-------------------------------|---------|----------------|
| Present: | Rudy Fernandez, Chairman      | Absent: | Rosy Bagolie   |
|          | Steven Santola, Vice Chairman |         | Michael Rieber |
|          | Richard Dinar                 |         |                |

Ann Cucci  
Peter Klein  
Barry Lewis  
Samuel Ratner  
Jill Wishnew  
Jackie Coombs-Hollis, Secretary  
Catherine Maddrey, Asst. Secretary  
Richard Vallario, Board Attorney  
Rocco Marucci, Asst. Township Engineer

1. Continued Hearing  
Preliminary & Final Site Plan with Variances (*Continued from 4/18/2023*) RIAO Zone  
389-405 East Mount Pleasant Avenue  
Block: 2100; Lots: 22-25, 35.01, 35.02, 35.03  
Application No. 2022-65-PFSPV  
Mount Pleasant Partners LLC

Applicant seeks site plan approval to permit the construction of 254 multi-family residential units in three (3) buildings, a clubhouse, and related site improvements.

The hearing was continued to 7:30 P.M. on June 6, 2023 with no further notice by the Applicant required.

2. Preliminary & Final Site Plan with Variances R-L Zone  
91 South Orange Avenue  
Block: 6001; Lot: 135  
Application No. 2009-49-PFSPV (Amendment-3)  
Newark Academy

Applicant seeks approval to expand existing parking lot area with 40 additional parking spaces and related site improvements.

Appearing for the Applicant: Herschel Rose, Esq. of Connell Folley LLP

Attorney Rose summarized the application and the previously granted approvals.

Witnesses for the Applicant: Sam Goldfischer, Director of Business Finance  
Newark Academy

Michael Lanzafama, P.E., P.L.S., P.P., of Casey & Keller

No Members of the Public offered statements in support of or opposition to the Application.

After discussion and upon motion by Member Dinar and second by Member Lewis, the application was approved, subject to a memorializing resolution, by unanimous votes of Members Dinar, Lewis, Klein, Ratner, Cucci, Alternate No. 2 Wishnew (in place and stead of Member Rieber), Santola and Fernandez; they being all of the Members present.

3. Adjournment. There being no other business, the Meeting adjourned at 7:59 P.M.

Respectfully submitted,

Jackie Coombs-Hollis,  
Secretary